

Orme Almshouses
Financial Statements
For The Year Ended 31 December 2025

Dexter & Sharpe (Louth)
Chartered Certified Accountants
1 Eastgate
Louth
Lincolnshire
LN11 9NB

Orme Almshouses Accounts for the year ended 31st December 2025

	Actual 2025		Actual 2024	
	£.p	£.p	£.p	£.p
<u>Receipts</u>				
<u>Residents' Payments</u>		53,220.00		51,600.00
<u>Interest & dividends</u>				
NAACIF Income Shares	662.06		630.91	
Instant Acc. Saver - (Current A/C surplus)	104.56		390.70	
COIF interest received	0.56	767.18	0.66	1,022.27
<u>Other</u>				
Mrs Doreen Van Baaren- Dixon Legacy			5,185.43	
Recharges to Residents	54.72		72.00	
TV Licence fee recovery	52.50		52.50	
Louth United Charities	500.00	607.22	400.00	5,709.93
Other				
Total Receipts		54,594.40		58,332.20
<u>Payments</u>				
Gross Salaries - Clerk (incl.ERS NI)	11,851.78		11,137.53	
Water charges	2,226.59		3,569.16	
Gas	9,641.56		7,188.95	
Electricity	1,426.65		870.82	
Gardening	4,865.00		2,881.40	
Insurance	1,945.14		1,883.90	
Telephone	379.65		403.25	
Subscriptions - NAA	501.50		507.00	
Accountancy Fees	660.00		624.00	
Payroll services	300.00		273.60	
Legal & Professional Fees	1,500.60		-	
Health, Safety & Welfare	612.41		1,133.75	
Postage, stationery & advertising	492.34		528.03	
General Maintenance	2,254.93		2,171.32	
TV Licences	52.50		52.50	
Rechargeable costs to Residents	54.72		72.00	
Residents well-being	500.00		400.00	
Miscellaneous	151.75		804.36	
Total Payments		39,417.12		34,501.57
<u>Maintenance Provision</u>				
Transfer to Cyclical Maintenance Fund	5,000.00		20,000.00	
Transfer to Extraordinary Repairs Fund	5,000.00		5,000.00	
Transfer Extraordinary Fund to General Fund	-		-10,000.00	
<u>Comforts Fund</u>				
Transfer from	-		-539.98	
Surplus / Deficit (-) for the year		5,177.28		9,370.61
<u>Cyclical Maintenance Fund</u>				
Repairs		-7,832.93		-16,904.04
Transfer from General Account		5,000.00		20,000.00
Surplus / Deficit (-)		-2,832.93		3,095.96

Balance Sheet as at 31st December 2025

	2025		2024	
	£.p	£.p	£.p	£.p
<u>Investments</u>				
1901(2019 - 2142) NAACIF Accumulation shares	256,466.26		220,328.88	
15578 NAACIF Income shares	16,110.77		14,461.05	
Total		272,577.03		234,789.93
<u>Bank accounts</u>				
Lloyds TSB Treasurers account	4,165.89		1,728.74	
Lloyds Instant Account Saver	7,597.55		36,492.99	
COIF Deposit account	14.03		13.47	
Comforts Fund	3.57		3.57	
Petty cash	115.18		53.33	
Debtors	25.00		-	
Creditors	-1,364.69		-1,916.72	
Total		10,556.53		36,375.38
Total net assets		283,133.56		271,165.31
<u>General Fund</u>				
Balance at 1 January 2025	122,549.53		112,710.03	
Surplus for the year	5,177.28		9,370.61	
Change in value of NAACIF Income shares	1,649.72		468.89	
Total		129,376.53		122,549.53
<u>Comforts Fund</u>				
Balance at 1 January 2025	3.57		543.55	
Surplus for the year	0.00		-539.98	
Total		3.57		3.57
<u>Cyclical Maintenance Fund</u>				
Balance at 1 January 2025	21,065.71		17,969.75	
Surplus / (Deficit) (-) for the year	-2,832.93		3,095.96	
Total		18,232.78		21,065.71
<u>Extraordinary Repairs Fund</u>				
Balance at 1 January 2025	127,546.50		123,810.80	
Profit on disposal of NAACIF Accumulation shares	-		845.59	
Change in value of NAACIF Accumulation shares	36,137.38		16,358.11	
Building Repairs	-33,163.20		-8,468.00	
Transfer from General account	5,000.00		5,000.00	
Transfer to General account	-		-10,000.00	
Total		135,520.68		127,546.50
Total fund reserves		283,133.56		271,165.31

D Stevenson

Mr D Stevenson on behalf of the Trustees

27 April 2026

Date

Notes to the financial statements for the year ended 31 December 2025

1 Accounting Policies

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

Orme Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

2 Investments

Investments are shown at valuation at 31 December 2025 (NAACIF shares at bid price), except the Almshouses and Land, Eastgate Louth, on which no value has been placed.

INDEPENDENT ACCOUNTANTS REPORT TO ORME ALMSHOUSES

We report on the accounts of Orme Almshouses for the year ended 31st December 2025 which are set out on pages 1 to 3.

Respective responsibilities of the Trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.

The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is our responsibility to:

- i. examine the accounts under section 145 of the Charities Act;
- ii. to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5) (b) of the Charities Act; and
- iii. to state whether particular matters have come to our attention

Basis of independent examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as the Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:

- * to keep accounting records in accordance with section 130 of the Charities Act; and
- * to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met or

- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Dexter & Sharpe (Louth)

Dexter & Sharpe (Louth)
Chartered Certified Accountants and Registered Auditors
1 Eastgate
Louth
Lincolnshire
LN11 9NB

Dated: 11-May-26



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2025		Day 31	Month 12	Year 2025

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

THE LODGE
143 EASTGATE
LOUTH
Postcode LN11 9AJ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	A C J HICKMAN			
2	J HOWARD			
3	P V WILLIAMS			
4	M ROBINSON			
5	J G PURVES		Resigned Chair 20 th Oct.	
6	S R RODDEN	Chair	Appointed Chair 20 th Oct.	
7	S EVANS			
8	J McDONNELL			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

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Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
ACCOUNTANTS	DEXTER & SHARPE	1 EASTGATE, LOUTH, LINCOLNSHIRE, LN11 9NB

Name of chief executive or names of senior staff members (Optional information)

DAVID STEVENSON

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

TRUST DEED DATED 17 JANUARY 1885 AS VARIED BY THE SCHEME DATED 26 NOVEMBER 1968

How the charity is constituted
(eg. trust, association, company)

TRUSTEES

Trustee selection methods
(eg. appointed by, elected by)

APPOINTED

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

A comprehensive Welcome Pack is handed to a new trustee to enable them to feel supported and informed on the policies and procedures of the Charity.

The Charity is a member of The National Almshouse Association which provides help and advice on any issues.

The Trustees are satisfied that systems are in place to manage any risks faced by the Charity. The day to day management of the Charity is delegated to the Clerk. Regular contact is maintained between the Clerk and the Trustees. Risks are identified, assessed and controlled on a regular basis. Planning of work activities for the year has been reviewed at a Trustee meeting. In particular, comprehensive insurance cover is in place and financial management is kept under review.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide accommodation for men aged 55 or over, bachelors or widowers.

During the course of the year general maintenance and improvements have been carried out.

We welcome applications from those in financial hardship or otherwise disadvantaged.

The Trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives for the year.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

A new shed has been provided, free of charge, for our latest resident appointee.

Latest specification Electric Circuit Box (Consumer Units incl.30MA trip) have been installed in all remaining residences and electrics in all residences have been checked and validated with new Electrical Certificates covering all residences until June 2030.

A new water main has now been connected to all residences.

Full redecoration carried out in No.8.

Legionella prevention procedures have been carried out by our appointed specialist, and is ongoing.

Annual gas servicing & maintenance has been carried out by our appointed gas safe registered engineers. All gas appliances have current Landlord Gas Safety Certificates per regulatory requirements.

The gardens have been maintained by our contractor.

Section E Financial review

Brief statement of the charity's policy on reserves

We hold cash at the bank at as 31st December of £4,165.89 (Current Account) & £7,597.55 (Instant Access Saver (short term surplus)) all of which is unrestricted funds. Our investments of £272,577.03 are retained towards the costs of meeting any repairs. £14.03 is held in a deposit account.

Details of any funds materially in deficit

Not applicable.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Our principle source of funds are Monthly Maintenance Charges received from residents.

It is our policy to invest any fund balances, not assigned to current planned projects, with COIF or NAACIF.

Section F Other optional information

Ongoing maintenance to external areas and the grounds with individual internal inspections (Quinquennial) to assess any routine maintenance & identify any possible issues in the future.

All maintenance & improvements are carried out conforming to the Grade II Listing which covers all structures on site.

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

STEVE RODDEN

Position (eg Secretary, Chair, etc)

CHAIR

Date

27th April 2026